

Mountain View Shores Subdivision - Single Family Homes & Lots Market Analysis as of AUGUST 2025

Deb Beran Properties Monthly Market Analysis

Office: 540-721-1488 Cell: 540-529-4229 Email: Deb@DebBeranProperties.com

MOUNTAIN VIEW SHORES WATERFRONT HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	3	991,667	100%	2479	456.28	110
2024	7	1,671,786	96%	3948	415.76	17
2023	3	1,146,667	108%	2443	508.16	4
2022	4	923,250	103%	2942	317.61	4
2021	6	981,567	99%	3322	320.70	8
2020	8	\$788,625	97%	2951	\$265.26	107
2019	9	\$572,556	95%	2362	\$251.31	122
2018	11	\$756,591	96%	3138	\$228.31	100
2017	8	\$493,000	93%	2282	\$226.46	135
2016	8	\$502,438	94%	2867	\$178.59	187
2015	9	\$488,964	94%	2569	\$200.56	380
2014	3	\$800,833	91%	4194	\$192.76	303
2013	7	\$860,000	95%	3794	\$240.82	163
2012	6	\$528,833	94%	2768	\$198.18	547
AVG 2012-2024	7	\$808,855	97%	3045	\$272.65	160

MOUNTAIN VIEW SHORES WATER ACCESS HOMES - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG SQFT	AVG SQFT \$	AVG DOM
2025	0	N/A	N/A	N/A	N/A	N/A
2024	0	N/A	N/A	N/A	N/A	N/A
2023	0	N/A	N/A	N/A	N/A	N/A
2022	1	\$500,000	109%	2520	\$198.41	4
2021	0	N/A	N/A	N/A	N/A	N/A
2020	0	N/A	N/A	N/A	N/A	N/A
2019	0	N/A	N/A	N/A	N/A	N/A
2018	0	N/A	N/A	N/A	N/A	N/A
2017	2	\$212,238	96%	2289	\$91.88	450
2016	0	N/A	N/A	N/A	N/A	N/A
2015	0	N/A	N/A	N/A	N/A	N/A
2014	0	N/A	N/A	N/A	N/A	N/A
2013	0	N/A	N/A	N/A	N/A	N/A
2012	1	\$158,000	99%	2058	\$76.77	128
AVG 2012-2024	0	\$290,079	101%	2289	\$122.35	194

MOUNTAIN VIEW SHORES PENDING HOMES as of SEPTEMBER 8, 2025

	# PENDING	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	0	N/A	N/A	N/A
Water Access	0	N/A	N/A	N/A

MOUNTAIN VIEW SHORES ACTIVE HOMES as of SEPTEMBER 8, 2025

Property Type	# ACTIVE	AVG LIST PRICE	AVG SQFT	AVG SQFT \$
Waterfront	1	\$745,500	3856	\$193.34
Water Access	1	\$549,990	2644	\$208.01

MOUNTAIN VIEW SHORES LOTS - SOLD HISTORY

YEAR	# SOLD	AVG SALES PRICE	SOLD/LISTING %	AVG DOM
2025	2	\$312,500	77%	298
2024	3	\$345,000	82%	21
2023	0	N/A	N/A	N/A
2022	1	\$785,000	99%	2
2021	3	\$159,900	77%	72
2020	2	\$194,400	83%	328
2019	2	\$400,000	89%	82
2018	4	\$347,250	96%	267
2017	5	\$137,600	93%	99
2016	1	\$145,000	83%	945
2015	1	\$270,000	90%	424
2014	2	\$345,000	94%	61
2013	1	\$305,000	87%	1
2012	1	\$20,000	80%	1,222
AVG 2012-2024	2	\$287,846	88%	294

MTN VIEW SHORES PENDING LOTS as of SEPT. 8, 2025

Property Type	# PENDING	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A

MTN VIEW SHORES ACTIVE LOTS as of SEPT. 8, 2025

Property Type	# ACTIVE	AVG LIST PRICE
Waterfront	0	N/A
Water Access	0	N/A



Information is deemed to be reliable, but is not guaranteed. This data was gathered from RVAR (MLS).